

Waterville

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NO TRANSFER  
TAX PAID

QUITCLAIM DEED WITHOUT COVENANT  
**004413**

The City of Waterville, a municipal corporation organized and existing under the laws of the State of Maine and located at Waterville, County of Kennebec, State of Maine, and whose mailing address is One Common Street, Waterville, Maine, 04901, releases to Kennebec Regional Development Authority, a body corporate and politic duly created and existing by virtue of an Act of the Legislature of the State of Maine, Chapter 79 of the Private and Special Laws of 1998, as amended, and having an office in Oakland, in the County of Kennebec and State of Maine, whose mailing address is 166 Old Waterville Road, Suite 1, Oakland, Maine, 04963, all of its right, title and interest in certain lots or parcels of land in the City of Waterville, County of Kennebec, State of Maine, as more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

The City of Waterville has caused this instrument to be signed in its corporate name by Nelson Madore, its Mayor, duly authorized this 7<sup>th</sup> day of January, 2002. 3.

Signed, Sealed and Delivered  
in presence of:

CITY OF WATERVILLE

[Signature]

By: Nelson Madore  
Nelson Madore  
Its: Mayor

STATE OF MAINE  
COUNTY OF KENNEBEC

January 7, 2003  
November \_\_, 2002

Then personally appeared the above-named Nelson Madore, as Mayor of the City of Waterville, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

Before me,

[Signature]  
Notary Public  
Print Name: Pa Thi DuBois  
Commission Expires: December 7, 2007



PATRI DUBOIS  
Notary Public, Maine  
My Commission Expires December 7, 2007

[Signature]

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Exhibit A

CITY OF WATERVILLE

Discontinuance of Portions of

Second Rangeway

**DEFINITIONS**

- AUTHORITY:** Kennebec Regional Development Authority.
- KENNEBEC REGISTRY:** Kennebec County Registry of Deeds.
- SECOND RANGEWAY:** A public way in the City of Waterville. See 1 Records of the City of Waterville, pages 362, 363 and 364.
- FIRSTPARK DRIVE:** Deed of the AUTHORITY to the City of Waterville dated January 8, 2002 and recorded January 8, 2002 in the Kennebec Registry in Book 6766, Page 94.
- PLAN:** "Plan of Discontinuance of Portions of Second Rangeway" by K & K Land Surveyors, Inc. dated July, 2002 to be recorded in the Kennebec Registry.
- PULLEN LAND:** Deed of Horace M. Pullen and Louise A. Pullen as Trustees of The Pullen Family Trust to Horace M. Pullen and Louise A. Pullen dated December 19, 2000 and recorded December 22, 2000 in the Kennebec Registry in Book 6370, Page 228.
- WATERVILLE LAND:** State of Maine to the City of Waterville dated September 28, 2000 and recorded November 1, 2000 in the Kennebec Registry in Book 6333, Page 286 ("Waterville Deed").
- STATE LAND:** The State of Maine Taking dated October 29, 1958 and recorded November 4, 1958 in the Kennebec Registry of Deeds in Book 1134, Page 102.
- AUTHORITY LAND:** Deed of J.N. L'Heureux, Inc. to the AUTHORITY dated August 22, 2000 and recorded August 22, 2000 in the Kennebec Registry in Book 6280, Page 133.
- PORTIONS OF SECOND RANGEWAY:**

**PARCEL RW1 – Waterville Land**

A certain lot or parcel of land situated northerly of Kennedy Memorial Drive, so-called, and being a part of the SECOND RANGEWAY, so-called, in the City of Waterville, County of

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Kennebec and State of Maine, bounded and described as follows,  
to wit:

Beginning at a point located as follows: first, at the southwesterly corner of the AUTHORITY LAND at an angle point in the northerly line of Kennedy Memorial Drive; second on a bearing of South Seventy Degrees, Fifty-four Minutes, Fifty Seconds West (S 70°-54'-50" W), a distance of Two and 40/100ths (2.40) feet from a capped rebar (#1021) set on the northerly line of Kennedy Memorial Drive; and third, on the northerly boundary line as established for State Highway "31" under Federal Aid Project No. F-031-1(8)) (hereafter "Highway "31") at a point Fifty and 00/100ths (50.00) feet northerly from and as measured along a line at right angles to the base line at Sta. 4+50.00 of Highway "31", see also Maine State Highway Commission Right of Way Map, State Highway "31", Sheet 2 of 7, dated April 1964, S.H.C. File No. 6-128; thence by the following courses and distances, to wit:

1) South Seventy-one Degrees, Eighteen Minutes, Two Seconds West (S 71°-18'-02" W) along the northerly line of Kennedy Memorial Drive, a distance of One Hundred Eighty-seven and 74/100ths (187.74) feet to a highway monument found at a point Fifty and 00/100ths (50.00) feet northerly from and as measured along a line normal to the base line at Sta. 6+39.43 of Highway "31"; thence

2) North Thirty-Eight Degrees, Forty-four Minutes, Fifty-three Seconds East (N 38°-44'-53" E) by a direct course, a distance of Sixty-two and 88/100ths (62.88) feet to a highway monument found in 1988 and now destroyed; thence

3) In a general northerly direction following a curve to the right with a radius of One Hundred Fifty and 00/100ths (150.00) feet and a central angle of Thirty-one Degrees, Twenty Minutes, Fifty-two Seconds (31°-20'-52"), an arc distance of Eighty-two and 07/100ths (82.07) feet to a point on the northwesterly line of the SECOND RANGEWAY and on the southeasterly line of the PULLEN LAND; thence

4) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along the southeasterly line of the PULLEN LAND, a distance of Sixty-six and 52/100ths (66.52) feet to a highway monument found; thence

5) Continuing along the same line and bearing, a distance of Thirty-nine and 61/100ths (39.61) feet to an iron pin found; thence

6) Continuing North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along the southeasterly line of the PULLEN LAND, a distance of Seventy-six and 24/100ths

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(76.24) feet to the most northerly corner of the premises herein described; thence

7) South Fifty Degrees, Forty-six Minutes, Forty-three Seconds East (S 50°-46'-43" E) across the SECOND RANGEWAY, a distance of Seventy-one and 78/100ths (71.78) feet to the westerly line of the AUTHORITY LAND; thence

8) South Thirty-two Degrees, Nineteen Minutes, Forty-two Seconds West (S 32°-19'-42" W) along the northwesterly line of the AUTHORITY LAND, a distance of One Hundred Fifteen and 65/100ths (115.65) feet to a point of curvature; thence

9) In a general southerly direction along the AUTHORITY LAND following a curve to the left with a radius of Fifty and 00/100ths (50.00) feet and with a central angle of Fifty-seven Degrees, Fourteen Minutes, Nine Seconds (57°-14'-09"), an arc distance of Forty-nine and 95/100ths (49.95) feet to a highway monument found at a point of tangency; thence

10) South Sixty-three Degrees, Twenty-seven Minutes, Twenty-six Seconds East (S 63°-27'-26" E) along the southwesterly line of the AUTHORITY LAND, a distance of Forty-nine and 22/100ths (49.22) feet to the point of beginning.

The above described parcel of land contains Twenty-three Thousand, Three Hundred Four (23,304) square feet and is the parcel labeled, "RW1," on the PLAN.

#### **PARCEL RW2**

A certain lot or parcel of land situated northerly of Kennedy Memorial Drive, so-called, and being a part of the SECOND RANGEWAY, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the intersection of the northerly line of Kennedy Memorial Drive and the centerline of the SECOND RANGEWAY; thence by the following courses and distances, to wit:

1) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along centerline of the SECOND RANGEWAY, a distance of One Hundred Five and 39/100ths (105.39) feet to the westerly line of the WATERVILLE LAND; thence

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2) In a general southerly direction along the WATERVILLE LAND following a curve to the left with a radius of One Hundred Fifty and 00/100ths (150.00) feet and a central angle of Ten Degrees, Fourteen Minutes, Eleven Seconds (10°-14'-11"), an arc distance of Twenty-six and 80/100ths (26.80) feet to the former location of a highway monument, now destroyed; thence

3) South Thirty-Eight Degrees, Thirty-five Minutes, One Second West (N 38°-35'-01" W) along northeasterly line of the WATERVILLE LAND, a distance of Sixty-two and 88/100ths (62.88) feet to the northerly line of Kennedy Memorial Drive; thence

4) South Seventy-seven Degrees, Twenty Minutes, Forty-eight Seconds West (S 77°-20'-48" W) along the northerly line of Kennedy Memorial Drive, a distance of Thirty-three and 68/100ths (33.68) feet to the point of beginning.

The above described parcel of land contains One Thousand, Seven Hundred Seventy (1,770) square feet and is the parcel labeled, "RW2," on the PLAN.

Being that portion of the SECOND RANGEWAY located easterly of the centerline of the SECOND RANGEWAY, southerly and westerly of the WATERVILLE LAND, and northerly of Kennedy Memorial Drive.

#### **PARCEL RW3**

A certain lot or parcel of land situated northerly of Kennedy Memorial Drive, so-called, and being a part of the SECOND RANGEWAY, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the northerly line of Kennedy Memorial Drive at the southeasterly corner of the PULLEN LAND; thence by the following courses and distances, to wit:

1) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along the southeasterly line of the PULLEN LAND, a distance of One Hundred Ninety and 45/100ths (190.45) feet to a corner of the WATERVILLE LAND; thence

2) In a general southerly direction following a curve to the left with a radius of One Hundred Fifty and 00/100ths (150.00) feet and a central angle of Twenty-one Degrees, Six Minutes, Forty-one Seconds (21°-06'-41"), an arc distance of Fifty-five and 27/100ths

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(55.27) feet to the centerline of the SECOND RANGEWAY;  
thence

3) South Thirty-Eight Degrees, Thirty-five Minutes, One Second West (N 38°-35'-01" W) along the centerline of the SECOND RANGEWAY, a distance of One Hundred Five and 39/100ths (105.39) feet to the northerly right of way line of Kennedy Memorial Drive; thence

4) South Seventy-seven Degrees, Twenty Minutes, Forty-eight Seconds West (S 77°-20'-48" W) along the northerly right of way line of Kennedy Memorial Drive, a distance of Fifty-two and 75/100ths (52.75) feet to the point of beginning.

The above described parcel of land contains Four Thousand, Seven Hundred Ninety-two (4,792) square feet and is the parcel labeled, "RW3," on the PLAN.

Being that portion of the SECOND RANGEWAY located easterly of the land of PULLEN LAND, southerly of the WATERVILLE LAND, westerly of the centerline of the SECOND RANGEWAY and northerly of Kennedy Memorial Drive.

#### **PARCEL RW4**

A certain lot or parcel of land within the bounds of the SECOND RANGEWAY, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the southeasterly line of the PULLEN LAND at the most northerly corner of the WATERVILLE LAND; thence by the following courses and distances, to wit:

1) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along the southeasterly line of the land PULLEN LAND, a distance of Eighty-nine and 95/100ths (89.95) feet to a capped rebar (#1021) set at an angle point in the westerly line of FIRSTPARK DRIVE; thence

2) South Nineteen Degrees, Five Minutes, Nine Seconds East (S 19°-05'-09" E) along the westerly line of FIRSTPARK DRIVE, a distance of Thirty-nine and 09/100ths (39.09) feet to the centerline of the SECOND RANGEWAY; thence

3) South Thirty-Eight Degrees, Thirty-five Minutes, One Second West (N 38°-35'-01" W) along the centerline of the SECOND RANGEWAY, a distance of Sixty-nine and 41/100ths (69.41) feet to the northeasterly line of the WATERVILLE LAND; thence

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4) North Fifty Degrees, Forty-six Minutes, Forty-three Seconds West (N 50°-46'-43" W) along the northeasterly line of the WATERVILLE LAND, a distance of Thirty-three and 03/100ths (33.03) feet to the point of beginning.

The above described parcel of land contains Two Thousand, Six Hundred Thirty-two (2,632) square feet and is the parcel labeled, "RW4," on the PLAN.

Being that portion of the SECOND RANGEWAY located southeasterly of the PULLEN LAND, westerly of FIRSTPARK DRIVE, northwesterly of the centerline of the SECOND RANGEWAY, and northeasterly of the WATERVILLE LAND.

#### **PARCEL RW5**

A certain lot or parcel of land situated within the bounds of the SECOND RANGEWAY, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a capped rebar (#1021) set on the westerly line of FIRSTPARK DRIVE and set at the most northerly corner of the AUTHORITY LAND; thence by the following courses and distances, to wit:

1) South Thirty-two Degrees, Nineteen Minutes, Forty-two Seconds West (N 32°-19'-42" W) along the northwesterly line of the AUTHORITY LAND, a distance of Forty-five and 23/100ths (45.23) feet to a capped rebar (#1021) set; thence

2) Continuing along the same bearing and line, a distance of Three and 76/100ths (3.76) feet to a corner of the WATERVILLE LAND; thence

3) North Fifty Degrees, Forty-six Minutes, Forty-three Seconds West (N 50°-46'-43" W) along the northeasterly line of the WATERVILLE LAND, a distance of Thirty-eight and 75/100ths (38.75) feet to the centerline of the SECOND RANGEWAY; thence

4) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) along the centerline of the SECOND RANGEWAY, a distance of Sixty-nine and 41/100ths (69.41) feet to the westerly line of FIRSTPARK DRIVE; thence

5) South Nineteen Degrees, Five Minutes, Nine Seconds East (S 19°-05'-09" E) along the westerly line of FIRSTPARK DRIVE, a

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distance of Thirty-nine and 54/100ths (39.54) feet to the point of beginning.

The above described parcel of land contains Two Thousand, One Hundred Two (2,102) square feet and is the parcel labeled, "RW5," on the PLAN.

Being that portion of the SECOND RANGEWAY located southeasterly of the centerline of the SECOND RANGEWAY, westerly of FIRSTPARK DRIVE, northwesterly of the AUTHORITY LAND, and northeasterly of the WATERVILLE LAND.

The public easement is also discontinued.

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ATTEST: *Rosemary B. Burt*  
REGISTERED OF DEEDS